

January 14, 2009

494 Partners



Parcel A

REDEVELOPMENT OF SQ 494 - Lot 28 & SQ 495 - Lot 102 4th and 6th Streets, SW, Washington, DC



Parcel B

Redevelopment of Squares 494/Lot 28 & 495/Lot 102

494 Partners

Development Plan

- Extended Stay Hotel
 - 208 Rooms
 - 20+ permanent jobs
 - Community meeting space
 - Pedestrian / retail traffic
- New Retail, targeting:
 - Restaurant
 - Drug store
 - Coffee Shop
- Office Building
 - Reasonably sized
 - Integrated with neighborhood
 - Contains new fire station
- Covered Atrium
 - Park for community use
 - Environmentally friendly

Redevelopment of Squares 494/Lot 28 & 495/Lot 102

494 Partners

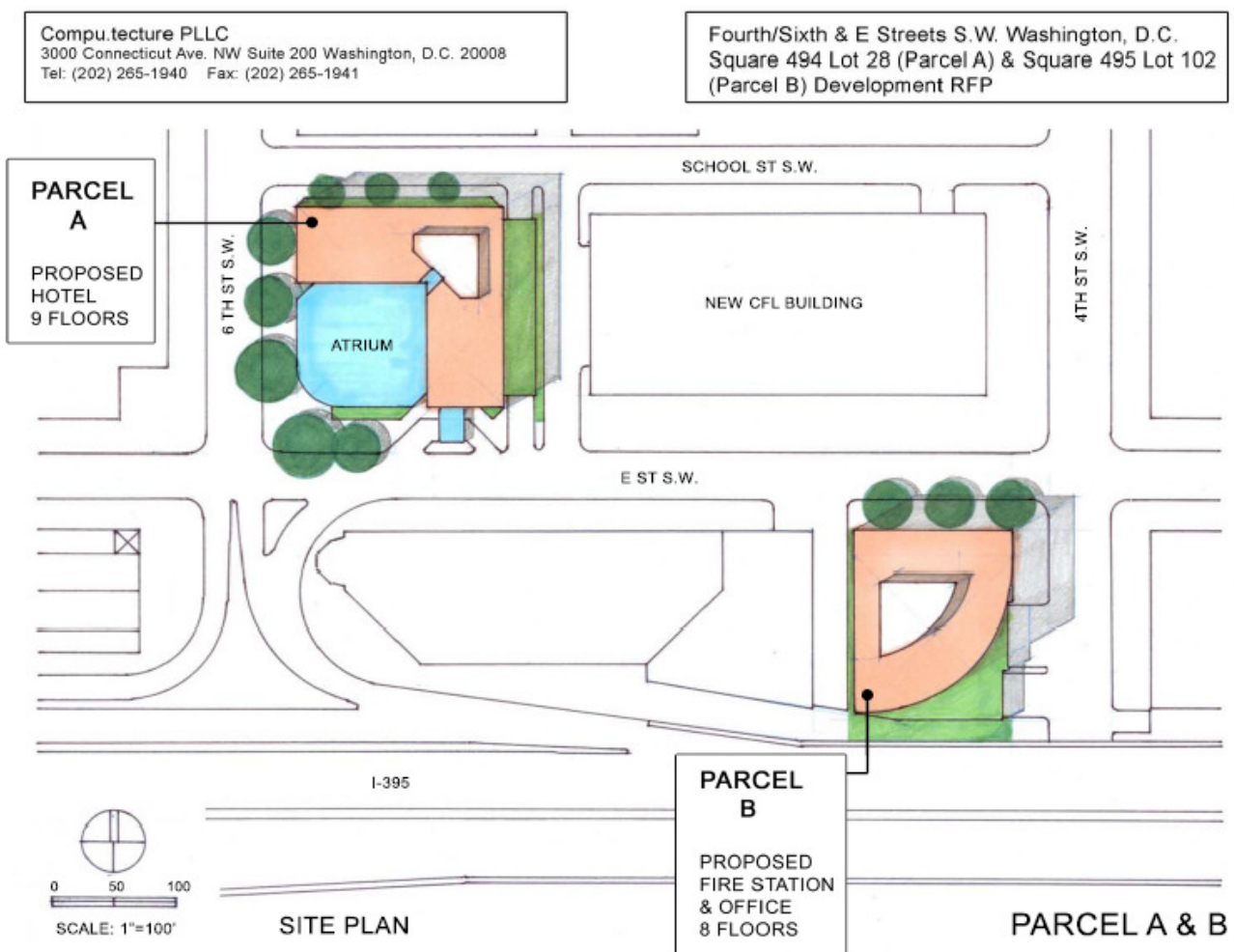
Development Team

- Local ownership
 - We live and work here
- Diverse team
 - Significant CBE/LSDBE participation
- Well positioned team
 - No legacy issues
 - Ability to get financing

Redevelopment of Squares 494/Lot 28 & 495/Lot 102

494 Partners

Project Site Plan (Parcels A and B)



Redevelopment of Squares 494/Lot 28 & 495/Lot 102

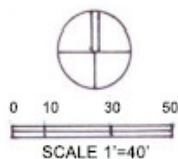
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Site Plan (Parcel A)

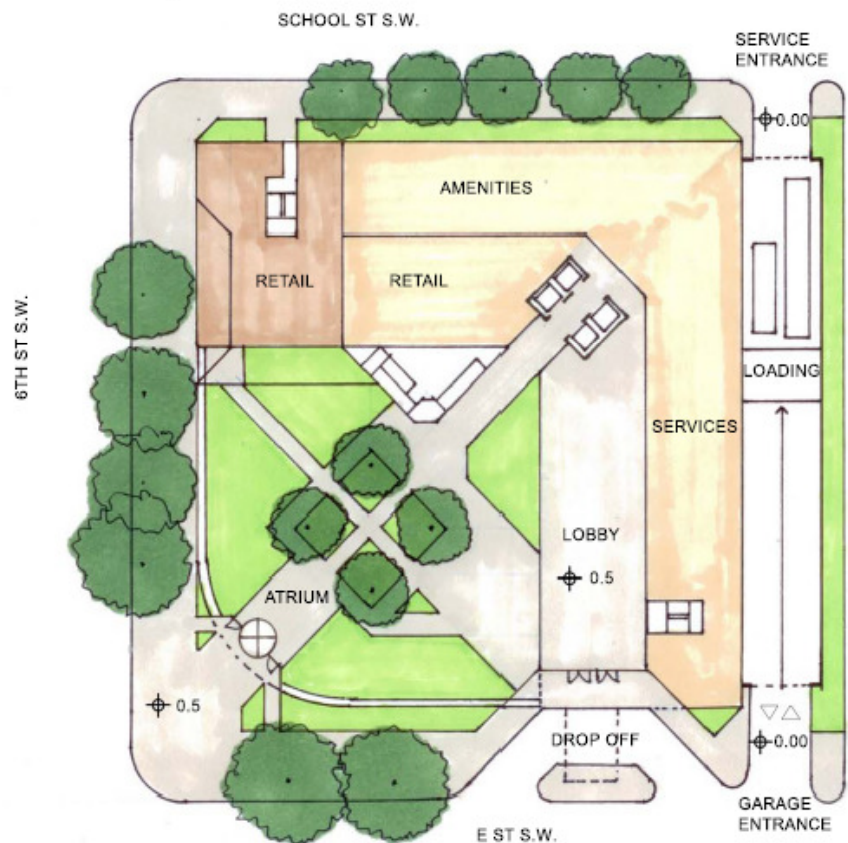
Compu.tecture PLLC
3000 Connecticut Ave. NW Suite 200 Washington, D.C. 20008
Tel: (202) 265-1940 Fax: (202) 265-1941

Fourth/Sixth & E Streets S.W. Washington, D.C.
Square 494 Lot 28 Development RFP

FLOOR AREA	28,735 SF
ATRIUM	11,000 SF
LOBBY	2,700 SF
AMENITIES	2,035 SF
SERVICES	4,900 SF
GARAGE RAMP	2,100 SF
RETAIL	6,000 SF
TOTAL	28,735 SF
COVERAGE	19,110 SF
EXCL. ATRIUM	56%



FIRST FLOOR PLAN



PARCEL A P-3

Redevelopment of Squares 494/Lot 28 & 495/Lot 102

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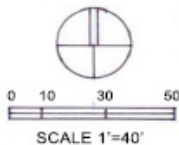
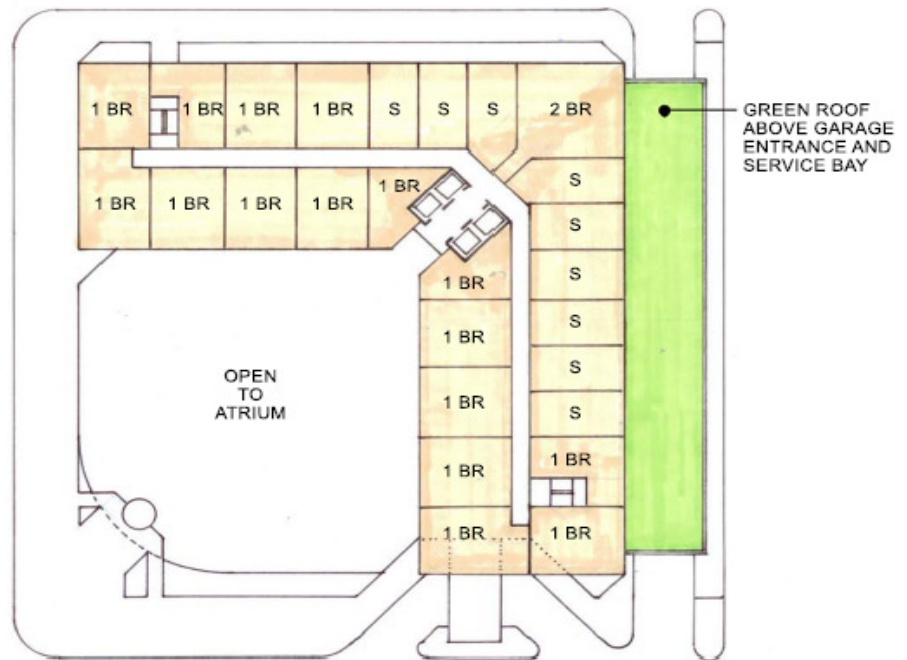
Typical Floor Plan (Parcel B)

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Fourth/Sixth & E Streets S.W. Washington, D.C.
Square 494 Lot 28 Development RFP

FLOOR AREA 16,000 SF

HOTEL ROOM TABULATIONS		
	EACH FLOOR	TOTAL
STUDIO	9	72
1 BR	16	128
2 BR	1	8
TOTAL ROOMS		208



TYPICAL GUEST FLOOR PLAN

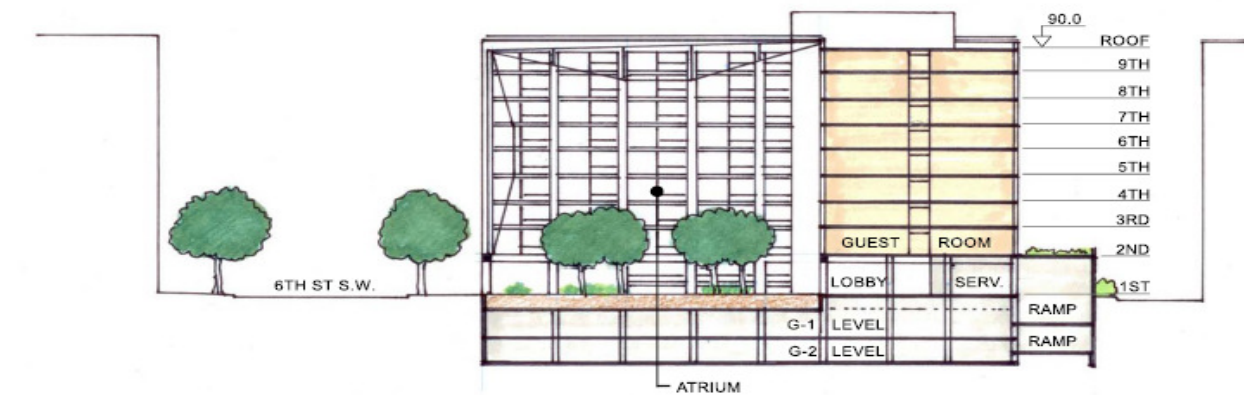
PARCEL A P-4

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Hotel/Atrium Section (Parcel A)

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Square 494 Lot 28 Development RFP



0 10 30 50
SCALE: 1"=40'

CROSS SECTION

PARCEL A P-5

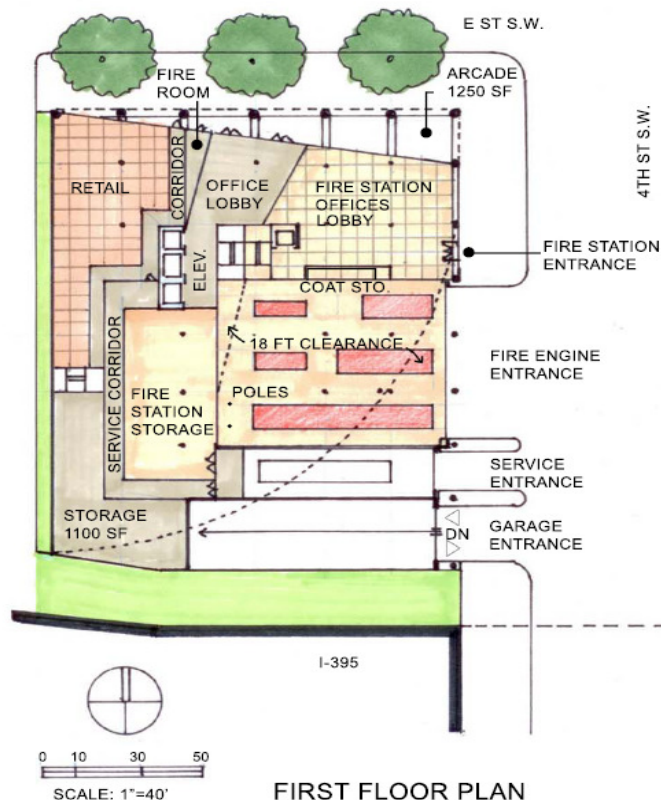
Redevelopment of Squares 494/Lot 28 & 495/Lot 102

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Site Plan (Parcel B)

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Square 495 Lot 102 Development RFP



FIRST FLOOR PLAN

FLOOR AREA	17,987 SF
OFFICE LOBBY/STORAGE	1,900 SF
RETAIL	2,150 SF
FIRE STATION	10,500 SF
GARAGE ENTRANCE	1,750 SF
ARCADE/AMENITY	1,250 SF
SERVICE AREA	1,100 SF

FIRE STATION TOTAL AREA (1ST & 2ND FLOOR)	22,000 SF
RETAIL TOTAL AREA (1ST & 2ND FLOOR)	3,450 SF
OFFICE TOTAL AREA	102,865 SF
TOTAL	124,715 SF

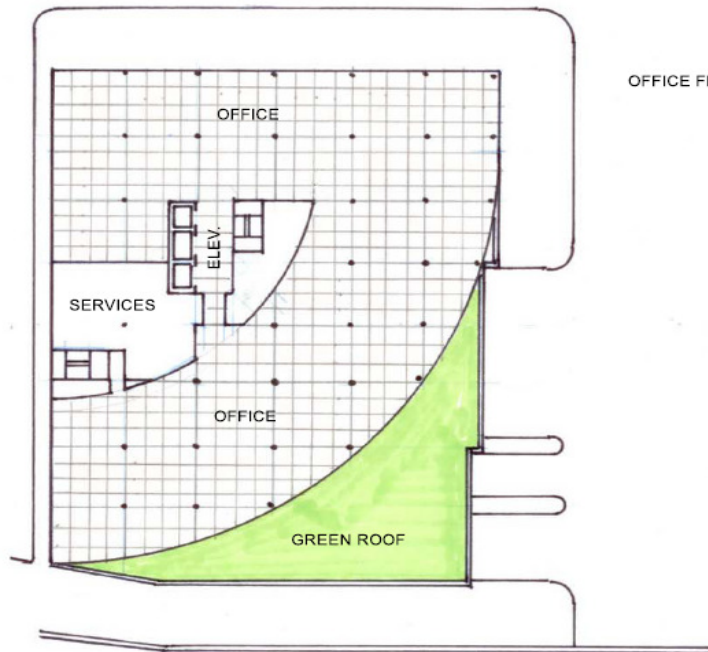
Redevelopment of Squares 494/Lot 28 & 495/Lot 102

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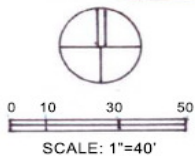
Typical Office Floor Plan (Parcel B)

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Fourth/Sixth & E Streets S.W. Washington, D.C.
Square 495 Lot 102 Development RFP



OFFICE FLOOR AREA 15,250 SF



SCALE: 1"=40'

TYPICAL OFFICE FLOOR PLAN

PARCEL B P-5

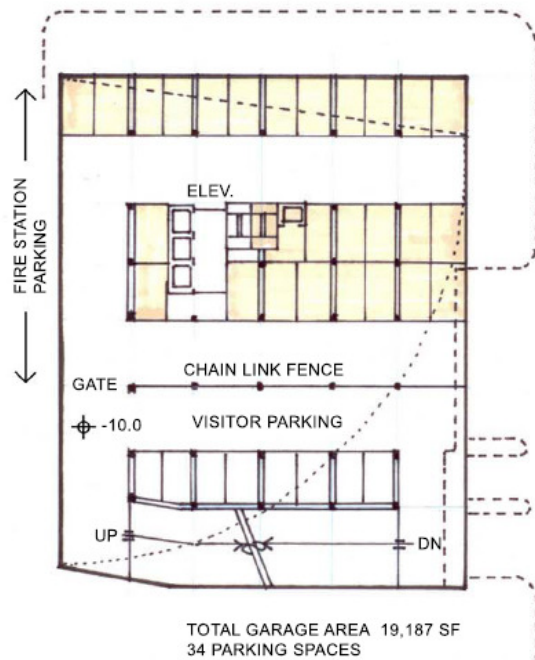
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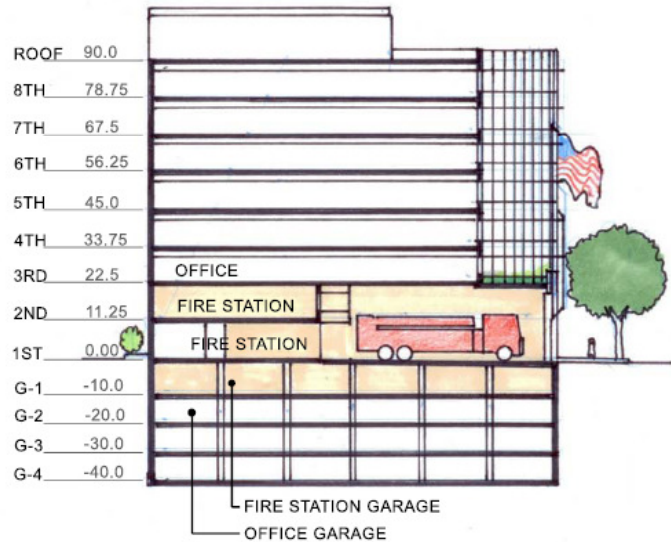
Building Section (Parcel B)

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Square 495 Lot 102 Development RFP



G-1 LEVEL PLAN



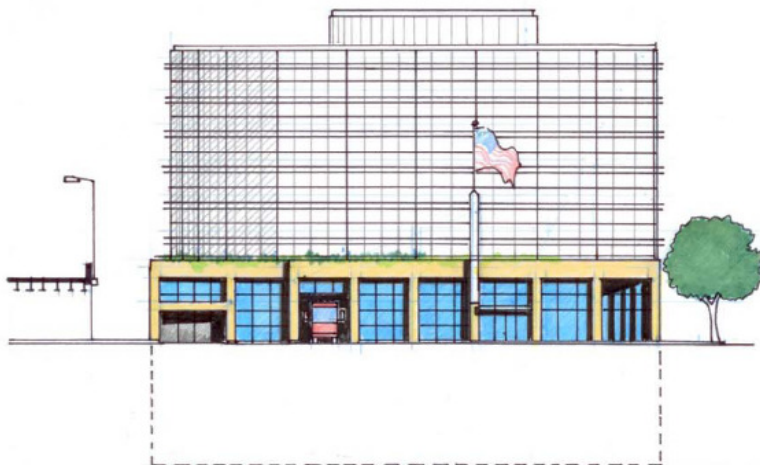
CROSS SECTION

Redevelopment of Squares 494/Lot 28 & 495/Lot 102 494 Partners

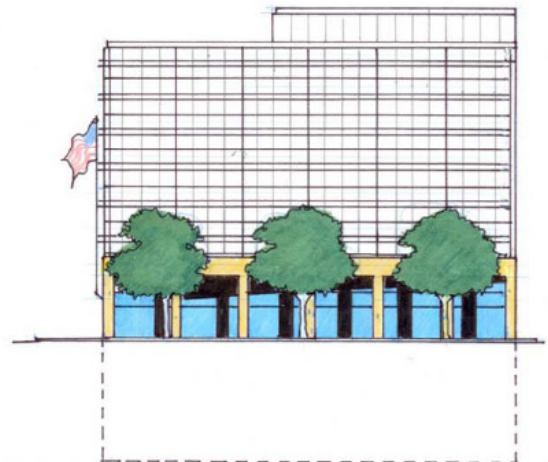
Building Elevations (Parcel B)

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Square 495 Lot 102 Development RFP



4TH ST (EAST) ELEVATION



E ST (NORTH) ELEVATION

0 10 30 50
SCALE: 1"=40'

PARCEL B P-6